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Zoning Board of Appeals

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NOTICE OF PUBLIC HEARING

Notice is hereby given that the Zoning Board of Appeals of the City of Troy, New York will conduct its Annual Organizational Meeting starting at 6:00 P.M. on **Thursday, February 24, 2005** in the second floor council chambers of TROY CITY HALL.

Notice is hereby given that the Zoning Board of Appeals of the City of Troy, New York will conduct a REGULAR PUBLIC HEARING starting at 6:00 P.M. on **Thursday, February 24, 2005** in the second floor council chambers of TROY CITY HALL to act upon the following requests for approvals and appeals from decisions made by the Bureau of Code Enforcement of said City of Troy, VIZ

NEW BUSINESS

ZB2005-0003 Use Variances to allow an auto sales lot and an auto repair shop on the same parcel at 3317-3321 Seventh Avenue, between Glen and 101st St., an R-4 Zone District. Applicant is Cathia Mouawad and Izzeldin Awad, 148 N. Allen St, Albany NY 12206. **DENIED**

ZB2005-0006 Major Area Variance to allow subdivision of one parcel containing two buildings into two parcels containing one building each with lot size deficiencies at 855 Fourth Avenue, at 124th Street, an R-3 Zone District. Applicant is Eve Johnson, 855 Fourth Ave, Troy NY 12182. **TABLED, TIE VOTE**

ZB2005-0008 Use Variance to allow a tattoo parlor to operate in an existing building at 90 Hoosick Street, at 9th Street, a B-5 Zone District. Applicant is Danielle Valenti & Scott Sawyer, 69 5th Avenue, Troy NY 12182. **TABLED, TIE VOTE**

ZB2005-0009 Special Use Permit to allow conversion of a basement space into a second dwelling unit at 1928 Fifth Avenue, between Fulton and Grand Sts., a B-4 Zone District. Applicant is Beverly & Jim Traa, 1928 Fifth Ave. Troy, NY 12180. **APPROVED**

ZB2005-0010 Major Area Variance to allow excessive signage on an existing Stewart's Shop gas station canopy at 2 Brunswick Road, at Pawling Avenue, a B-2 Zone District. Applicant is Stewart's Ice Cream Inc. PO Box 435 Saratoga Springs, NY 12866. **APPROVED**

Additional information regarding the above listed actions is available in the Department of Planning and Community Development located on the Third Floor of Troy City Hall, One Monument Square, Troy, New York 12180. Telephone: 270-4619. Office Hours are from 8:30 A.M. to 4:30 P.M. weekdays. Any persons having any interest in the above listed matters will be heard at said time and place.

As required by Americans with Disabilities Act, auxiliary aids and services are available upon request. Please give one-week advance notice for services needed.

City of Troy Zoning Board of Appeals

Catherine Conroy, Chairperson